NIT
L.S No. 1850
Serial No. ____
Valid Up To 31/12/26

EXISTING & PROPOSED MULTI - UNIT RESIDENTIAL BUILDING CONSTRUCTION ON PLOT NO. 58, KHASRA NO. 41 & 42, MOUZA KACHIMET, IN HOUSING SYNDICATE B.U. KOTHARY LAYOUT, TAH. & DIST. NAGPUR

BELONGING TO : (AS PER MUTATION)
M/S. LANDMARK GLV INFRAVENTURES LLP
THROUGH PARTNERS
MRS. MANJUSHA VINOD NALAMWAR
SHRI. GAJANAN ANANDRAO KOTAWAR

NO.	AREA STATEMENT :	Sq.Mt.
1	AREA OF PLOT (Minimum area of a,b,c to be considered) (a) As per ownership document (7/12, CTS extract) (b) As per measurement sheet (c) As per site	1008.000 sq.m 1008.000 sq.m 1008.000 sq.m 1008.000 sq.m
2	DEDUCTIONS FOR	
	(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening (b) Any D.P. Reservation	NIL NIL
	(Total a+b)	NIL
3	BALANCE PLOT AREA (1-2)	1008.000 sq.m
4	AMENITY SPACE (IF APPLICABLE)	
	(a) Required (b) Adjustment of 2(b), if any (c) Balance Proposed	NIL NIL NIL
5	NET PLOT AREA (3-4 (c))	1008.000 sq.m
6	RECREATIONAL OPEN SPACE (if applicable) (a) Required (b) Proposed	NA
7	INTERNAL ROAD AREA	NA
8	PLOTABLE AREA (if applicable)	NA
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH	1108.800 sq.m
10	ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM	
	(a) Maximum permissible premium FSI - based on road width / TOD zone (b) Proposed FSI on payment of premium	504.000 sq.m 375.387 sq.m
11	IN-SITU FSI / TDR LOADING (a) In-situ area against D.P. road (2.0x Sr. No. 2(a), if any (b) In-situ area against Amenity Space if handed over (2.00 or 1.85 Sr. No. 4(b) and / or (c)) (c) TDR area (d) Total in-situ / TDR loading proposed [11(a)+(b)+(c)]	NIL NIL NIL NIL
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL (a) (9+10(b) +11(d)) or 12 whichever is applicable (b) Ancillary Area FSI upto 60% or 80% with payment of charges (c) Total entitlement (a+b)	1484.187 SQ.M 890.512 SQ.M 2374.699 SQ.M
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) PERMISSIBLE AS PER ROAD WIDTH ((as per regulation No. 6.1 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	1.6 x 1.6
15	TOTAL BUILT-UP AREA IN THE PROPOSAL (excluding area at Sr. No. 17(b)) (a) Existing Built-up area (b) Proposed Built-up area (as per 'P-line') (c) Total (a+b)	2312.994 SQ.M 61.705 SQ.M 2374.699 SQ.M
16	F.S.I. CONSUMED (15/13) (should not be more than serial no. 14 above)	1
17	AREA FOR INCLUSIVE HOUSING, if any (a) Required (20% of Sr. No. 5) (b) Proposed	N.A.

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 12.02.2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in the document of Ownership / T.P. Scheme Records / Land Records Department / City Survey Records.

VAISHALI GAIKWAD
ARCHITECT
C.O.A. Registration No. CA/2005/36228
NIT LICENCE No. 2052
NMC Registration No. NMC/R-361
47 Surendra Nagar, Nagpur-15

OWNER'S DECLARATION :
I / We undersigned hereby confirm that I /We would abide by plans approved by Authority / Collector. I / We would executed the structure as per approved plans. Also I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

PREVIOUS SANCTION PERMIT NO. :
BE (W) CASE NO. AB-W-7113 / Tr. No. 2018111658/2063/636
DATED - 04 / 05 / 2019

SCHEDULE OF OPENINGS :

TYPE	SIZE	DESCRIPTION
D1	1.00 X 2.10	TEAK WOOD DOOR
D2	0.90 X 2.10	FLUSH DOOR
D3	0.75 X 2.10	FLUSH DOOR
D4	1.50 X 2.10	TEAK WOOD DOOR
W1	2.10 X 1.85	AL SLIDING WINDOW
W2	1.20 X 1.20	AL SLIDING WINDOW
W3	1.80 X 1.20	AL SLIDING WINDOW
W4	0.75 X 1.20	AL SLIDING WINDOW
W5	1.45 X 1.20	AL SLIDING WINDOW
W6	0.85 X 0.90	AL SLIDING WINDOW
W7	1.80 X 1.95	AL SIDING WINDOW
W8	1.27 X 1.95	AL SIDING WINDOW
V1	0.45 X 0.60	AL LOUVERED VENTILATOR
FRD	1.00 X 2.10	FIRE RESISTANT DOOR

PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN
EXISTING CONST TO BE RETAINED IN
EXISTING CONST. DEMOLISHED SHOWN IN

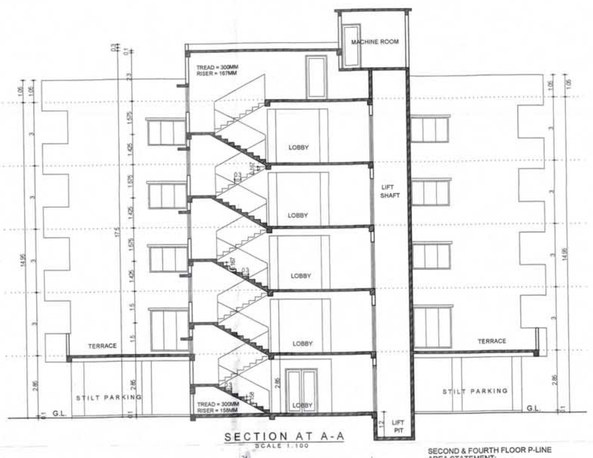
JOB NO.	OE - 001	SUBMISSION DRAWING	
DRAWING NO.	OE - 01	DATE	29.03.2022
DRAWN BY	VAISHALI	NORTH	
CHECKED BY	VAISHALI		
SCALE	AS SPECIFIED		

ARCHITECT/ LICENSED ENGINEER / SUPERVISOR

VAISHALI GAIKWAD
ARCHITECT
C.O.A. REGISTRATION NO. CA/2005/36228
N.I.T. LICENCE NO. 2052
N.M.C. REGISTRATION NO. NMC/R-361
47, Surendranagar, Nagpur - 15.



FRONT ELEVATION
SCALE 1:100

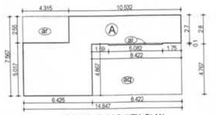


SECTION AT A-A
SCALE 1:100



SECTION AT B-B
SCALE 1:100

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA.



GROUND FLOOR KEY PLAN
SCALE 1:200

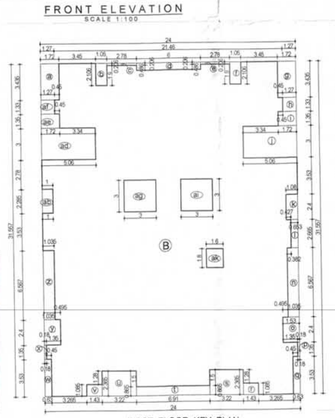
AREA STATEMENT :

GROUND FLOOR P-LINE AREA STATEMENT:

BLOCK	CALCULATION	AREA
A	14.847 x 7.567	112.347 SQ.M
al	5.082 x 0.100	0.508 SQ.M
DEDUCTION		
aq	5.422 x 4.767	40.147 SQ.M
ar	4.315 x 2.550	11.003 SQ.M
TOTAL		61.705 SQ.M



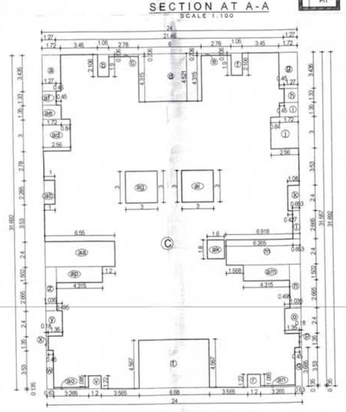
LOCATION PLAN



FIRST FLOOR KEY PLAN
SCALE 1:200

FIRST FLOOR P-LINE AREA STATEMENT:

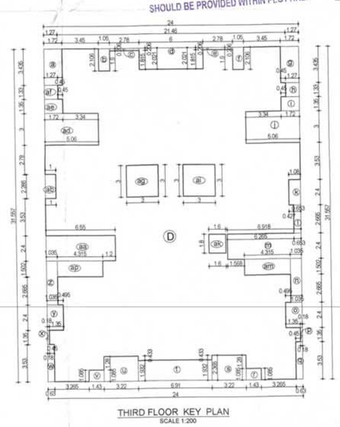
BLOCK	CALCULATION	AREA
B	24.000 X 31.557	757.368 SQ.M
DEDUCTION		
a	1.720 x 3.435	5.908 SQ.M
b	1.050 x 2.106	2.211 SQ.M
c	2.780 x 0.206	0.572 SQ.M
d	6.000 x 0.692	4.152 SQ.M
e	2.780 x 0.206	0.572 SQ.M
f	1.050 x 2.106	2.211 SQ.M
g	1.720 x 3.435	5.908 SQ.M
h	1.270 x 1.330	1.689 SQ.M
i	1.720 x 1.350	2.322 SQ.M
j	5.060 x 3.000	15.180 SQ.M
k	1.080 x 2.400	2.592 SQ.M
l	0.653 x 2.665	1.740 SQ.M
m	6.918 x 2.400	16.603 SQ.M
n	1.035 x 6.567	6.796 SQ.M
o	1.530 x 2.400	3.672 SQ.M
p	0.180 x 1.350	0.243 SQ.M
q	0.630 x 3.530	2.223 SQ.M
r	1.430 x 1.085	1.551 SQ.M
s	3.220 x 2.365	7.615 SQ.M
t	6.910 x 0.865	5.977 SQ.M
u	3.220 x 2.365	7.615 SQ.M
v	1.430 x 1.085	1.551 SQ.M
w	0.630 x 3.530	2.223 SQ.M
x	0.180 x 1.350	0.243 SQ.M
y	1.530 x 2.400	3.672 SQ.M
z	1.035 x 6.567	6.796 SQ.M
ab	1.000 x 2.285	2.285 SQ.M
ad	5.060 x 3.000	15.180 SQ.M
ae	1.720 x 1.350	2.322 SQ.M
af	1.270 x 1.330	1.689 SQ.M
ag	3.000 x 3.000	9.000 SQ.M
ai	3.000 x 3.000	9.000 SQ.M
ak	1.600 x 1.800	2.880 SQ.M
TOTAL		619.778 SQ.M



SECOND & FOURTH FLOOR KEY PLAN
SCALE 1:200

SECOND & FOURTH FLOOR P-LINE AREA STATEMENT:

BLOCK	CALCULATION	AREA
C	24.000 X 31.692	760.608 SQ.M
DEDUCTION		
a	1.720 x 3.435	5.908 SQ.M
b	1.050 x 2.106	2.211 SQ.M
c	2.780 x 0.206	0.572 SQ.M
d	6.000 x 4.521	27.126 SQ.M
e	2.780 x 0.206	0.572 SQ.M
f	1.050 x 2.106	2.211 SQ.M
g	1.720 x 3.435	5.908 SQ.M
h	1.270 x 1.330	1.689 SQ.M
i	1.720 x 1.350	2.322 SQ.M
j	2.560 x 3.000	7.680 SQ.M
k	1.080 x 2.400	2.592 SQ.M
l	0.653 x 2.665	1.740 SQ.M
m	6.918 x 2.400	16.603 SQ.M
n	1.035 x 4.167	4.312 SQ.M
o	1.530 x 2.400	3.672 SQ.M
p	0.180 x 1.350	0.243 SQ.M
q	0.630 x 3.665	2.309 SQ.M
an	3.265 x 0.135	0.440 SQ.M
r	1.200 x 1.220	1.464 SQ.M
t	6.680 x 4.567	30.507 SQ.M
v	1.200 x 1.220	1.464 SQ.M
ao	3.265 x 0.135	0.440 SQ.M
w	0.630 x 3.665	2.309 SQ.M
x	0.180 x 1.350	0.243 SQ.M
y	1.530 x 2.400	3.672 SQ.M
z	1.035 x 4.167	4.312 SQ.M
aa	6.550 x 2.400	15.720 SQ.M
ab	1.000 x 2.285	2.285 SQ.M
ad	2.560 x 3.000	7.680 SQ.M
ae	1.720 x 1.350	2.322 SQ.M
af	1.270 x 1.330	1.689 SQ.M
ag	3.000 x 3.000	9.000 SQ.M
ai	3.000 x 3.000	9.000 SQ.M
ak	1.600 x 1.800	2.880 SQ.M
am	4.315 x 1.502	6.481 SQ.M
ap	4.315 x 1.502	6.481 SQ.M
TOTAL		564.551 SQ.M



THIRD FLOOR KEY PLAN
SCALE 1:200

THIRD FLOOR P-LINE AREA STATEMENT:

BLOCK	CALCULATION	AREA
D	24.000 X 31.557	757.368 SQ.M
DEDUCTION		
a	1.720 x 3.435	5.908 SQ.M
b	1.050 x 2.106	2.211 SQ.M
c	2.780 x 0.206	0.572 SQ.M
d	6.000 x 2.021	12.126 SQ.M
e	2.780 x 0.206	0.572 SQ.M
f	1.050 x 2.106	2.211 SQ.M
g	1.720 x 3.435	5.908 SQ.M
h	1.270 x 1.330	1.689 SQ.M
i	1.720 x 1.350	2.322 SQ.M
j	5.060 x 3.000	15.180 SQ.M
k	1.080 x 2.400	2.592 SQ.M
l	0.653 x 2.665	1.740 SQ.M
m	6.918 x 2.400	16.603 SQ.M
n	1.035 x 4.167	4.312 SQ.M
o	1.530 x 2.400	3.672 SQ.M
p	0.180 x 1.350	0.243 SQ.M
q	0.630 x 3.530	2.223 SQ.M
r	1.430 x 1.085	1.551 SQ.M
s	3.220 x 2.365	7.615 SQ.M
t	6.910 x 1.932	13.350 SQ.M
u	3.220 x 2.365	7.615 SQ.M
v	1.430 x 1.085	1.551 SQ.M
w	0.630 x 3.530	2.223 SQ.M
x	0.180 x 1.350	0.243 SQ.M
y	1.530 x 2.400	3.672 SQ.M
z	1.035 x 4.167	4.312 SQ.M
aa	6.550 x 2.400	15.720 SQ.M
ab	1.000 x 2.285	2.285 SQ.M
ad	5.060 x 3.000	15.180 SQ.M
ae	1.720 x 1.350	2.322 SQ.M
af	1.270 x 1.330	1.689 SQ.M
ag	3.000 x 3.000	9.000 SQ.M
ai	3.000 x 3.000	9.000 SQ.M
ak	1.600 x 1.800	2.880 SQ.M
am	4.315 x 1.502	6.481 SQ.M
ap	4.315 x 1.502	6.481 SQ.M
TOTAL		564.114 SQ.M

AREA DETAILS OF APARTMENT :-

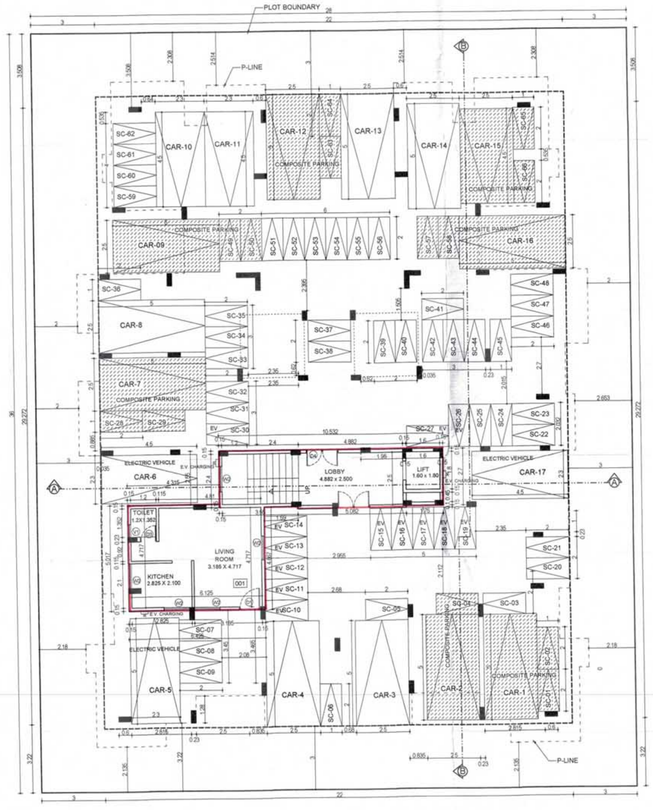
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
01	PROPOSED GROUND FLOOR	001	28.891 SQ.M	----	----
	EXISTING FIRST FLOOR	101	63.188 SQ.M	6.546 SQ.M	13.236 SQ.M
		102	60.565 SQ.M	7.476 SQ.M	11.487 SQ.M
		103	60.965 SQ.M	7.476 SQ.M	11.487 SQ.M
		104	63.466 SQ.M	6.728 SQ.M	18.119 SQ.M
		105	83.586 SQ.M	10.796 SQ.M	18.804 SQ.M
		106	82.926 SQ.M	10.796 SQ.M	18.804 SQ.M
	EXISTING SECOND FLOOR	201	63.188 SQ.M	6.546 SQ.M	----
		202	60.565 SQ.M	7.476 SQ.M	7.500 SQ.M
		203	60.965 SQ.M	7.476 SQ.M	7.500 SQ.M
		204	63.466 SQ.M	6.728 SQ.M	----
		205	83.586 SQ.M	10.796 SQ.M	8.912 SQ.M
		206	82.926 SQ.M	10.796 SQ.M	8.912 SQ.M
	EXISTING THIRD FLOOR	301	63.188 SQ.M	6.546 SQ.M	----
		302	60.565 SQ.M	7.476 SQ.M	7.500 SQ.M
		303	60.965 SQ.M	7.476 SQ.M	7.500 SQ.M
		304	63.466 SQ.M	6.728 SQ.M	----
		305	83.586 SQ.M	10.796 SQ.M	8.637 SQ.M
		306	82.926 SQ.M	10.796 SQ.M	8.637 SQ.M
	EXISTING FOURTH FLOOR	401	63.188 SQ.M	6.546 SQ.M	----
		402	60.565 SQ.M	7.476 SQ.M	7.500 SQ.M
		403	60.965 SQ.M	7.476 SQ.M	7.500 SQ.M
		404	63.466 SQ.M	6.728 SQ.M	----
		405	83.586 SQ.M	10.796 SQ.M	8.912 SQ.M
		406	82.926SQ.M	10.796 SQ.M	8.912 SQ.M
TOTAL			1687.755 SQ.M	199.272 SQ.M	185.859 SQ.M

PARKING CALCULATION :-

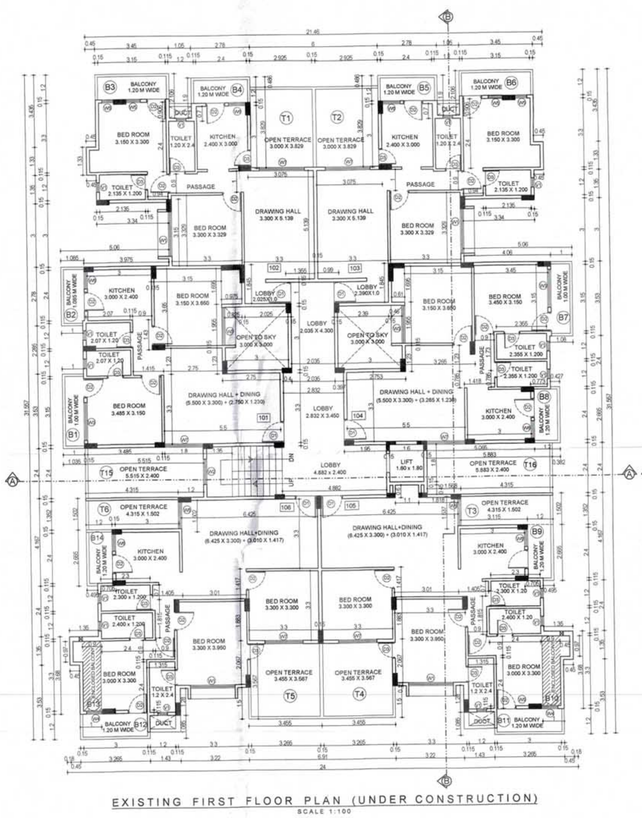
TYPE	CARPET AREA / FSI	TENEMENT (NOS)		CAR (NOS)			SCOOTER (NOS)		
		UNIT	PROP	BY RULE	REQD.	PROP.	BY RULE	REQD.	PROP.
RESIDENTIAL	90 - 150	1	6	1	6		3	24	
	40 - 60	2	16	1	8		5	40	
	LESS THAN 30	2	1	0	---		4	2	
	VISITOR 5% PARKING				1			3	
	TOTAL							69	
	TOTAL X 0.9				15	17		62	68

Subject to the condition as per Regularisation letter dt. 1/2/2023

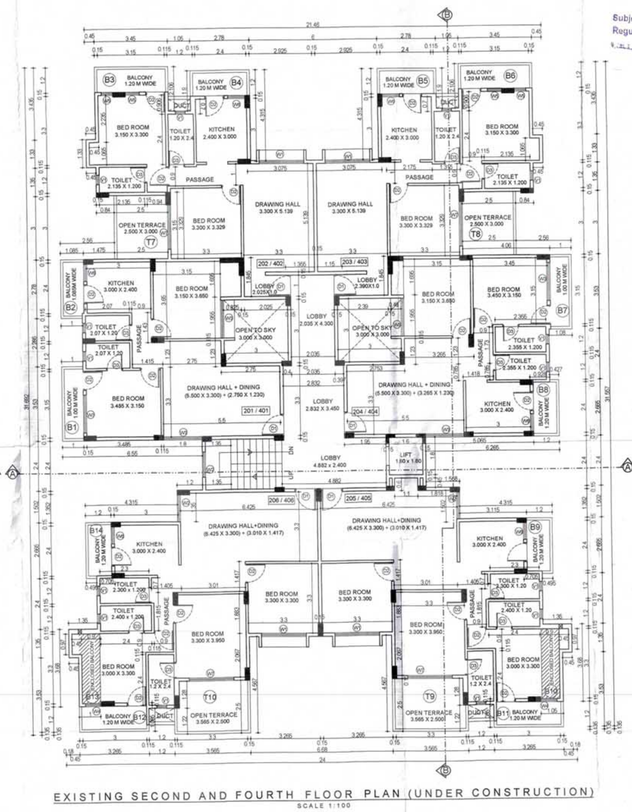
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP(W)/Tr.No.2018111658/2063/636/2023
Date 07/02/2023
SANCTIONED
Building Engineer (W)
Nagpur Improvement Trust



PROPOSED & EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN (UNDER CONSTRUCTION)
SCALE 1:100



EXISTING SECOND AND FOURTH FLOOR PLAN (UNDER CONSTRUCTION)
SCALE 1:100